

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 15.11/133 City Road, Southbank, VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$305,000

&

\$315,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

17/05/2021

to

17/05/2022

Source

www.propertydata.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 1009/135 CITY ROAD, SOUTHBANK VIC 3006 | \$335,000 | 01/05/2022 |
| 1001/135 CITY ROAD, SOUTHBANK VIC 3006 | \$310,000 | 16/07/2021 |
| 1407/135 CITY ROAD, SOUTHBANK VIC 3006 | \$280,000 | 24/04/2020 |

This Statement of Information was prepared on: 17/05/2022